

A.8 Special Circumstances Requiring Inconsistency with 5 CFR 1320.6.

All data collection procedures and data collection instruments have been designed in a manner which is in compliance with all sections of 5 CFR 1320.6. No exceptions are requested.

A.9 Consultations with Persons Outside the Agency.

The survey design and data collection instruments have been developed by the Urban Institute and the its subcontractor, HR&A, under contract with HUD. To date, development of the draft instruments has involved three steps. First, specification of concepts to be explored through the telephone surveys and case studies by project staff at HUD, UI and HR&A, with subsequent review by other members of the HR&A team and an outside expert on disaster rebuilding who previously worked on policies arising from the Loma Prieta earthquake. Second, translation of these concepts into specific questions to be asked of owners and, for the telephone surveys, response options. And, third, incorporation of feedback on the draft instruments from project staff at UI and HUD.

A.10 Confidentiality

A letter of introduction from the Apartment Owners Association of Greater Los Angeles will be mailed to all owners in the sample, urging cooperation in providing information for the study and stressing the confidentiality of responses (see Annex F). All respondents will be assured that information that they provide will remain confidential, and that they can refuse to answer any individual question during the interview. For the most part, analyses will present data at an aggregate level. Where necessary for illustrative purposes, information about the experience of a particular property-owner or at a particular building will be presented without identifying the respondent's name or address. No names, addresses, or telephone numbers will be included in the data files delivered to HUD.

A.11 Justification for Questions of a Sensitive Nature

Some respondents may be reluctant to answer some questions because of their sensitive nature, especially questions about the financial characteristics of damaged properties. In designing the telephone questionnaires, every attempt has been made to minimize the amount of financial information requested, however this information is essential to gauge the economic context for reconstruction decisions and experience. When the data collection instruments are pre-tested, a special effort will be made to identify questions of a sensitive nature that respondents are unwilling to answer. To the extent possible, these questions will be replaced.

The case studies will require more detailed financial information, however, respondents will be forewarned about the sensitive nature of some of the questions to be asked, and given the opportunity not to participate. Case study participants should only include respondents willing to reveal financial details about the low-income rental property in question.